



**14 Collings Place**  
**Newmarket, CB8 0EX**  
**£275,000**

## 14 Collings Place, Newmarket, CB8 0EX

Set in a popular, quiet, no-through road just minutes from the town centre.

This generously proportioned, end of terrace home offers entrance hall, modern fitted kitchen, living / dining room with multi fuel burner and 2 double bedrooms and modern bathroom to the first floor.

An added benefit is the double width driveway giving ample parking, and an enclosed rear garden.

Available with NO CHAIN.

### Entrance Hall

With entrance door, radiator, window to front aspect and stairs rising to first floor.

### Kitchen 9'11" x 8'7" (3.04 x 2.63)

Modern fitted kitchen with a range of wall and base units with worktops over, inset stainless steel sink with mixer tap over, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for fridge / freezer. uPVC window to front aspect, wall mounted gas boiler.

### Living / Dining Room 16'11" x 12'7" (5.18 x 3.84)

With multi fuel fire, uPVC patio doors and window to rear aspect, radiator.

### FIRST FLOOR

### Bedroom 1 16'9" x 9'6" (5.13 x 2.91)

With uPVC window to rear aspect, built in wardrobe, airing cupboard, radiator

### Bedroom 2 11'8" x 8'5" (3.56 x 2.58)

With uPVC window to front aspect, radiator

### Bathroom

Fully tiled with panelled bath with shower attachment over, low level WC, hand basin with storage under, ladder style towel radiator, uPVC window to front aspect.

### OUTSIDE

The property is approached via double width, block paved driveway.

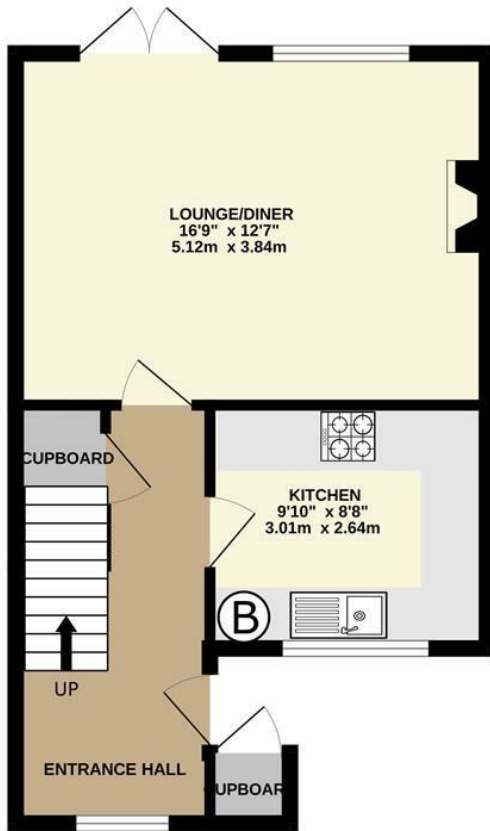
To the rear, the garden is laid to lawn with patio areas and pergola, gate to rear access.

### Agents note

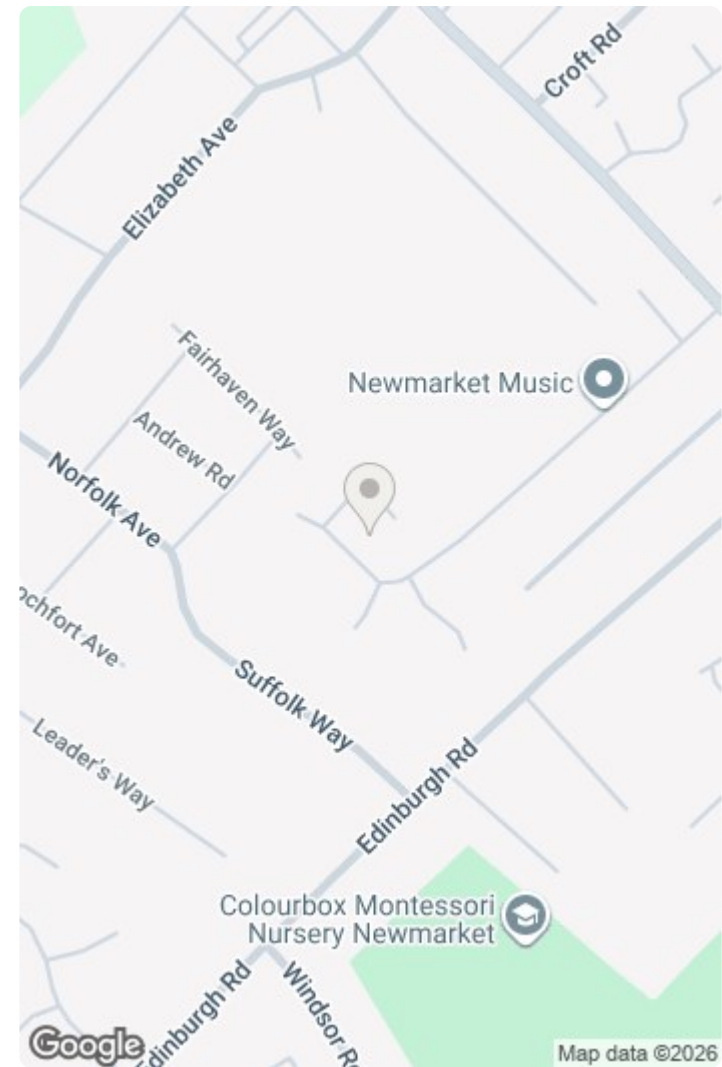
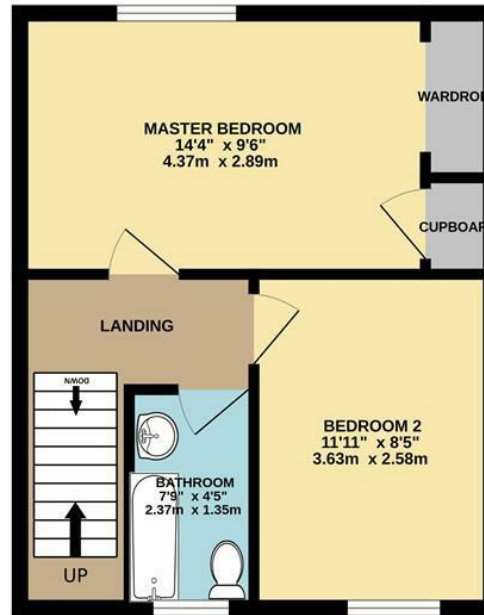
Half of the driveway is leasehold having been purchased from a leasehold property historically.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



2 BEDROOM END OF TERRACE

TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Legend for Energy Efficiency Rating:  
 A: Very energy efficient - lower running costs  
 B: 81-91 kWh/m²  
 C: 61-80 kWh/m²  
 D: 41-60 kWh/m²  
 E: 21-40 kWh/m²  
 F: 11-20 kWh/m²  
 G: Not energy efficient - higher running costs

Legend for Environmental Impact (CO<sub>2</sub>) Rating:  
 A: Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B: 82-91 g/kWh  
 C: 62-81 g/kWh  
 D: 42-61 g/kWh  
 E: 22-41 g/kWh  
 F: 12-21 g/kWh  
 G: 1-20 g/kWh  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC

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